

**OFFICE CONVERSION OPPORTUNITY**



**1 C & D BALFOUR ROAD  
WIMBLEDON, LONDON SW19 1JU**

***Offers in excess of £550,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8545 0591**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[developments@csj.eu.com](mailto:developments@csj.eu.com)**



## DESCRIPTION

Two storey detached office building beneath a pitched roof built to its boundary with planning granted for a new mansard and conversion to residential (3 flats)

## LOCATION

The property is situated on a residential road just 2 minutes from South Wimbledon Underground Station (Northern line) and a range of local shops and eateries

Central Wimbledon is within 1 mile offering District Line rail services and access to larger household name retailers, bars and restaurants

The area is popular with both buyers and tenants looking to be in the SW19 postcode

### Road Connections:

A3 - 2.4 miles

M25 - 14.5 miles



## PLANNING

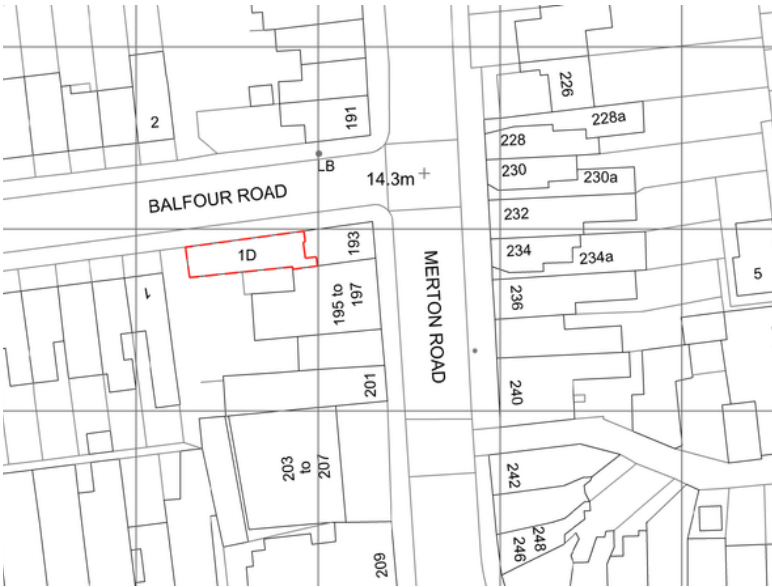
London Borough of Merton have granted permission for 2 relevant applications in connection with the redevelopment of this property

Ref: 19/P3512 (Granted 19th November 2019)

Prior approval not required for change of use to residential to create 3 x 1 bed flats

Ref: 20/P0037 (Granted 16th March 2020)

Erection of mansard roof to existing office building together with replacement of ground floor door with new window and installation of additional window, alterations to internal layout and new entrance door



## ACCOMMODATION (EXISTING & PROPOSED)

### Existing

GF NIA: 527 sq. ft. (48.96 sq. m.)

FF NIA: 407 sq. ft. (37.78 sq. m.)

SF NIA above 1.5m: 288 sq. ft. (26.80 sq. m.)

SF NIA below 1.5m 148 sq. ft. (13.73 sq. m.)

**Sub-Total NIA: 1,370 sq. ft. (127.28 sq. m.)**

### Proposed

Flat 1: Ground floor 484 sq ft (45 sqm)

Flat 2: First floor 436 sq ft (40.5 sqm)

Flat 3: Second floor 527 sq ft (49 sqm)

## LEASES

**Ground floor:** Vacant

**Upper floors:** Let to Cressey Oasis Education Ltd with a passing rent of £19,500 per annum, now holding over with atleast 3 months notice to gain vacant possession

## TERMS

Offers in excess of £550,000 are invited

The property is being sold with the tenants in situ

## DATA ROOM

Further information and documents available in the data room found on our website. Access code: balfour

## VIEWING

Contact sole agents Christopher St James on 020 8545 0591

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.